

## The Important Bit!

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## Offers In Excess Of £600,000





Council Tax Band: E | Property Tenure: Freehold

IF YOU NEED SPACE THEN LOOK NO FURTHER THAN THIS STUNNING DETACHED FAMILY HOME ON BATH ROAD!! Built in 2021, this property boasts a contemporary design and comes with the added peace of mind of a six-year NHBC warranty remaining. As you enter, you are greeted by a spacious reception room, ideal for both entertaining guests and enjoying family time. The heart of the home is undoubtedly the expansive kitchen/diner, which is equipped with fitted appliances and provides a delightful space for culinary creativity and family gatherings. A convenient utility room adds to the practicality of this well-designed home and the separate office is perfect for those wanting to work from home. This property features five generously sized bedrooms, ensuring ample space for family and guests alike. The top floor suite is particularly impressive, complete with a bedroom, ensuite and dressing room, offering a private retreat for relaxation. With four bathrooms in total, including a four-piece family suite, two ensembles and a downstairs cloakroom, morning routines will be a breeze for the entire family. Outside, the enclosed South facing rear garden provides a safe and serene space for children to play or for hosting summer barbecues. The property also includes a garage and parking for up to four vehicles, making it ideal for families with multiple cars. In summary, this five-bedroom detached house on Bath Road is a remarkable opportunity for those seeking a modern family home in a desirable location. With its spacious interiors, contemporary features, and convenient amenities, it is sure to impress. Don't miss the chance to make this beautiful property your new home.

Hallway

13'5" max x 9'11" max (4.09m max x 3.02m max)

UPVC obscure double glazed door into hallway, double glazed window to front, stairs to first floor landing, storage cupboard under stairs, wood effect flooring, radiator,

Kitchen / Diner

25'2" x 10'2" (7.67m x 3.10m)

Double glazed window to front, double glazed french doors to rear, 2x double glazed windows to rear, the kitchen consists of matching wall and base units with worktops over, 1 & a 1/2 bowl sink with mixer taps and drainer, tiled flooring, tile splash backs to hob, radiator, the following appliances are integrated:- electric cooker, induction hob with extractor

hood above, dishwasher, space for American style fridge/freezer,

Utility Room

7'7" x 6'4" (2.31m x 1.93m)

Opening from kitchen/diner, obscure double glazed door to rear, matching wall and base units with worktops over, stainless steel sink with mixer tap and drainer, space for washing machine and tumble dryer, tiled flooring, extractor fan, gas combi boiler,

Cloakroom

3'5" x 6'4" (1.04m x 1.93m)

W.C, wash hand basin with storage, wood effect flooring, extractor fan, radiator,

Study

6'2" x 8'8" (1.88m x 2.64m)

Double glazed window to front, radiator, wood effect flooring,

Lounge

18'0" x 12'0" (5.49m x 3.66m)

Double glazed french doors to rear, 2x double glazed windows, radiator,

First Floor Landing

17'5" max x 10'0" max (5.31m max x 3.05m max)

Double glazed window to front, stairs to ground floor, radiator,

Bedroom 2

14'2" max" x 12'4" max (4.32m max" x 3.76m max)

Double glazed window to front, radiator, built in wardrobe and shelving.

Ensuite to Bedroom 2

5'0" x 5'8" (1.52m x 1.73m)

Obscure double glazed window to side, walk in shower cubicle, wash hand basin with storage, W.C, tile effect flooring, part tile walls, heated towel rail,

Bedroom 3

12'3" x 10'2" (3.73m x 3.10m)

Double glazed window to rear, radiator,

Bedroom 4

11'9" x 10'2" (3.58m x 3.10m)

Double glazed window to front, radiator,

Bedroom 5

10'0" x 9'0" (3.05m x 2.74m)

Double glazed window to rear, radiator,

Bathroom

6'8" x 9'11" (2.03m x 3.02m)

Obscure double glazed window to rear, 4 piece suite

consisting of walk in shower cubicle, bath, W.C and wash hand basin with storage, radiator, extractor fan, wood effect flooring, part tiled walls, shaver point,

Second Floor Landing

5'10" x 3'2" (1.78m x 0.97m)

Stairs to first floor landing,

Bedroom 1

17'1" max x 13'7" (5.21m max x 4.14m)

Double glazed window to rear, radiator,

Ensuite to Bedroom 1

8'3" x 4'7" (2.51m x 1.40m)

Velux double glazed window to front, walk in shower cubicle, wash hand basin with storage, W.C, wood effect flooring, part tiled walls, extractor fan, shaver points, radiator,

Dressing Room

14'5" x 7'5" (4.39m x 2.26m)

2x velux double glazed windows, radiator, storage unit and wardrobes.

Storage Room

5'10" x 3'8" (1.78m x 1.12m)

Storage unit with shelving and rails,

Front

Gated access to front door, walls and fencing enclosing, raised borders with slate and bushes, outside lighting, pathway to gated side access,

Rear Garden

Mostly laid to lawn, trees, bushes and patio areas, fences enclosing, outside water tap, power and lighting, shed, gated side access to front, steps down to side gate providing access to garage & driveway,

Garage

21'0" x 10'3" (6.40m x 3.12m)

Electric roller door, power and lighting,

Driveway

Off street parking for three cars,

